

**CITY OF DELAWARE**  
**HISTORIC PRESERVATION COMMISSION**  
**AGENDA**

**CITY COUNCIL CHAMBERS**  
**1 SOUTH SANDUSKY STREET**  
**7:00 P.M.**

REGULAR MEETING

JUNE 27, 2018

1. ROLL CALL
2. ELECTION OF OFFICERS
  - A. Chairperson
  - B. Vice-Chairperson
3. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on February 28, 2018 as recorded and transcribed.
4. REGULAR BUSINESS
  - A. 2018-0086: A request by The Flying Pig Ale House for a Certificate of Appropriateness for a temporary sidewalk vestibule for 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay. (Tabled January 24, 2018).
  - B. 2018-1514: A request by COhatch / Delaware Community Space, LLC for an Informal Review for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.
5. STAFF COMMENTS
6. COMMISSION MEMBER COMMENTS AND DISCUSSION
7. NEXT REGULAR MEETING: July 25, 2018
8. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION  
MOTION SUMMARY  
February 28, 2018**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:05 p.m.

Members Present: Joe Coleman, Erinn Nicley, Sherry Riviera, Stephanie Van Gundy, and Vice-Chairman Mark Hatten, Chairman Roger Koch

Members Absent: Councilman Kyle Rohrer

Staff Present: Dianne Guenther, Development Planner

**Motion to Excuse:** Mr. Coleman motioned to excuse Councilman Rohrer, seconded by Vice-Chairman Hatten. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on January 24, 2018 as recorded and transcribed.

**Motion:** Mr. Nicley motioned to approve the amended Motion Summary of the Historic Preservation Commission meeting held on January 24, 2018, as recorded and transcribed, seconded by Ms. Van Gundy. Motion approved a by 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2018-0272: A request by Buns Restaurant LLC for a Certificate of Appropriateness for reinstating storefront entrances at 49 North Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay.

Ms. Guenther provided a background report which included the history of the building. The building is listed as a contributing building in the Sandusky Street National Register Historic District and records show it was built in 1850. The original storefront was modified over time. The Applicant is in the process of rehabilitating the second floor into an apartment and has had to reinstall the stairwell to the second floor. The current storefront inset entry door is in the location needed for the reinstated stairway and landing to the second floor. Ms. Guenther discussed the Applicant's proposal to leave the current door in place and create a new entry door opening into the first floor retail space.

APPLICANT:

Vasili Konstantinidis  
14 West Winter Street  
Delaware, Ohio

Mr. Konstantinidis discussed the preference to separate the tenant's entry and the retail entry for privacy.

A discussion was held with the Commission regarding the Applicant's proposal. Chairman Koch voiced his opposition to the proposal and Ms. Van Gundy recommended that the Applicant consider refinishing the façade to represent historical standards and to appeal to potential tenants. Mr. Coleman discussed the standards, and concern of making exceptions for economic purposes will hurt the standards in future cases.

**Motion:** Mr. Nicley motioned to approve 2018-0272 as stated in the application, seconded by Ms. Riviera. Motion failed with a 1-5 (Coleman, Nicley, Van Gundy, Hatten, Koch) vote.

B. 2015-1768: A request by 12 WEST Restaurant for a Certificate of Appropriateness for the existing temporary sidewalk vestibule to remain in place in the public right-of-way from October 1 through September 30 of each calendar year for 12 West William Street, which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

Ms. Guenther discussed the request for the existing sidewalk vestibule to remain in place. She informed the Commission that the building is considered a 'background building' in the National Register Sandusky Street Historic District. She reviewed the previous discussions regarding the vestibule that was presented before the Historic Preservation Commission. The Commission was made aware that the Applicant is requesting the existing temporary sidewalk vestibule to remain in place in the public right-of-way from October 1 through September 30 of each calendar year. Ms. Guenther also explained that city staff supported the Applicant's request with a Revocable License for the vestibule and maintaining a Revocable Sidewalk Use Permit for the sidewalk patio, but that there could be a condition to remove the vestibule during the warmer months.

A discussion was held regarding if staff was told by the Commission at the January meeting to remove the current vestibule. Ms. Riviera discussed the need to update standards or set restrictions regarding the use of vestibules. Mr. Coleman discussed the concern that the vestibule has become a more permanent fixture and not a temporary structure. Mr. Nicley also discussed a potential compromise of a temporary structure during the winter months and to consider a committee to discuss standards for limited months. A discussion

was held on concerns on how many potential business owners would want to utilize a vestibule.

APPLICANT:

David DiStefano  
12 West William Street  
Delaware, Ohio 43015

Mr. DiStefano discussed how the vestibule is necessary for his business and that the removal of the vestibule will have a negative impact.

PUBLIC COMMENT:

Roxanne Amidon  
161 West Winter Street  
Delaware, Ohio 43015

Ms. Amidon requested that the Commission look for potential solutions.

**Motion:** Mr. Nicley moved to amend staff recommendation 2 in 2015-1768 to reflect the time period of December 1 through March first of each year, along with a 30 day grace period of 2018 to allow for the removal of the vestibule, seconded by Ms. Riviera. Motion approved by a 4-2 (Hatten, Koch) vote.

A discussion was held with the Commission on their role to uphold the standards that were set. Vice-Chairman Hatten discussed the standards and the six criteria that was set to grant a variance. The Applicant questioned how the standards can be changed and the appeal process. Ms. Guenther provided information on the appeal process and the process to amend the code. Mr. Nicley discussed that he felt that the request meets two of the criteria to grant a variance.

**Motion:** Mr. Nicley moved to approve 2015-1768, as amended, seconded by Ms. Riviera. Motion failed with a 3-3 (Coleman, Hatten, Koch) vote.

- C. 2018-0086: A request by The Flying Pig Ale House for a Certificate of Appropriateness for a temporary sidewalk vestibule for 12 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core Sub-District of the Downtown Historic District Overlay. (Tabled January 24, 2018)

The Commission was made aware that the Flying Pig Ale House notified staff that there is a new General Manager and that they are requesting the case remain on the table at this time.

ITEM 4. STAFF COMMENTS

Ms. Guenther recommended that staff work on setting standards for a temporary vestibule and recommended that members email staff with their recommendations. She discussed that she has not found standards in other Ohio Historic Districts to allow vestibules in public right-of-ways, but they are approved on private property. Vice-Chairman Hatten discussed that the Commission was not instructing staff to work on these standards, and referenced that in the January meeting that staff was not asked to either as the Commission had voiced their opinion they did not want vestibules. The Commission was in agreement.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Coleman requested information on the status of the former Engineering building on Williams Street with the upcoming use of the Gazette building.

Mr. Koch read into the record a statement regarding the potential sale of the historic Sheriff's Residence from the County to private ownership. Ms. Guenther provided a map of the Historic District to show that this building is included in the boundaries for the historic district.

PUBLIC COMMENT:

Charlton Amidon  
161 West Winter Street  
Delaware, Ohio 43015

Mr. Amidon voiced concerns over private ownership will allow for demolition.

Roxanne Amidon  
161 West Winter Street  
Delaware, Ohio 43015

Ms. Amidon informed the Commission that the Northwest Neighborhood Association will be providing their concerns to the County.

Chairman Koch requested that staff explore what control the Commission has regarding the building.

Vice-Chairman Hatten voiced a concern regarding an article referencing the proposed art mural project from Ohio Wesleyan University on downtown buildings. Chairman Koch discussed efforts with Main Street Delaware to work on message on the blank billboard on the Olivina building. The Commission voiced their concerns on putting art murals on historic buildings.

ITEM 6. NEXT REGULAR MEETING: March 28, 2018

ITEM 7. ADJOURNMENT

**Motion:** Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 9:06 p.m.

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Roger Koch, Chairman

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Elaine McCloskey, Clerk

EST 1808  
CITY OF  
**DELAWARE**  
OHIO

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|------------------------|--|
| <b>To:</b>             | Historic Preservation Commission                                 |
| <b>From:</b>           | Lance A. Schultz <i>LAS</i><br>Planning and Zoning Administrator |
| <b>Date:</b>           | 6/22/18  |
| <b>Project Number:</b> | 2018-0086  |
| <b>Description :</b>   | Flying Pig Ale House   |

Per the attached email, the Flying Pig Ale House is requesting Case 2018-0086 be withdrawn from the HPC agenda.

## Dianne Guenther

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**From:** Dianne Guenther  
**Sent:** Wednesday, May 02, 2018 12:18 PM  
**To:** David M. Efland; Lance Schultz  
**Subject:** HPC Application for Flying Pig Ale House Sidewalk Vestibule

The Flying Pig Ale House HPC Application for a sidewalk vestibule has been withdrawn per correspondence below from Ron Criswell, General Manager of The Flying Pig Ale House. The application will be requested to be withdrawn from the table at the next convened Historic Preservation Commission Meeting. Thank you

*Dianne L. Guenther*  
*Development Planner*  
*City of Delaware*

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**From:** Ron Criswell [<mailto:roncriswell1969@gmail.com>]  
**Sent:** Wednesday, May 02, 2018 12:06 PM  
**To:** Dianne Guenther  
**Subject:** Re: Withdraw HPC Application for Sidewalk Vestibule?

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\*\*\*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.\*\*\*

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Dianne,  
Please remove our application for a vestibule.

Ron Criswell  
Gm Flying pig ale house

On Thu, Apr 12, 2018 at 1:02 PM Dianne Guenther <[dguenther@delawareohio.net](mailto:dguenther@delawareohio.net)> wrote:

Perfect! We'll see you around noon! Thanks so much!

*Dianne L. Guenther*  
*Development Planner*  
*City of Delaware*

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**From:** Ron Criswell [<mailto:roncriswell1969@gmail.com>]  
**Sent:** Thursday, April 12, 2018 12:52 PM  
**To:** Dianne Guenther  
**Subject:** Re: Withdraw HPC Application for Sidewalk Vestibule?

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\*\*\*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.\*\*\*

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See you tomorrow  
Ron

On Wed, Apr 11, 2018 at 12:17 PM Dianne Guenther <[dguenther@delawareohio.net](mailto:dguenther@delawareohio.net)> wrote:

Hi Ron ~ We understand that you plan on installing an air curtain, instead of a sidewalk vestibule, at The Flying Pig Ale House front entrance. Could you kindly send me a signed letter in the next couple days indicating this, and that The Flying Pig Ale House is withdrawing its application to HPC for a Certificate of Appropriateness?

Actually, I'm coming over for lunch this Friday to try your new menu! I can pick it up from you then if you'd like.

Let me know? Thanks much! Dianne

***Dianne L. Guenther***  
***Development Planner***

City of Delaware  
1 South Sandusky Street  
Delaware, OH 43015

Website: [www.delawareohio.net](http://www.delawareohio.net)

Email: [dguenther@delawareohio.net](mailto:dguenther@delawareohio.net)

Phone: 740-203-1623

Fax: 740-203-1699

**APPLICANT/OWNERS**

COhatch / Delaware Community Space, LLC  
18 East William Street  
Delaware, OH 43015

**REQUEST**

**2018-1514:** A request by COhatch / Delaware Community Space, LLC for an Informal Review for proposed exterior renovations at 18 East William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay.

**LOCATION & DESCRIPTION**

The subject site at 18 East William Street is located on the south side of East William Street between South Sandusky and South Union Streets, in the Transitional Sub-district of the Downtown Historic District Overlay. The properties immediately to the west and south of this parcel lie within the Downtown Core, while the properties immediately to the north and east lie within the Transitional Sub-District of the Downtown Historic District Overlay. The property is zoned B-2 (Central Business District), as are the surrounding properties. 18 East William Street is not included individually on the National Register of Historic Places and lies outside of the National Register Sandusky Street Historic District. The Delaware County Auditor's Office indicates year built as 1951.

**BACKGROUND**

This circa 1951 photograph depicts the building that formerly housed the publication office of the Delaware Gazette newspaper. The newspaper's name is etched in the upper stone cornice of the building and the date of its establishment "1818" is etched above the front entry door to commemorate its beginnings. Separated by a driveway, it is situated directly east of the Delaware City Hall and is currently owned by the City of Delaware.

**18 East William Street – Circa 1951**



(Note: The monument in the lower right is one of the cornerstones taken from the original 1880 City Hall destroyed by fire in 1934. The new City Hall building was completed in 1937. The cornerstones had been unceremoniously dumped along the banks of the Olentangy River and later retrieved. In 1992, City Hall underwent extensive remodeling, and at this time, the original cornerstones were incorporated into the building at its south entrance.)

The history of this building and the history of The Delaware Gazette newspaper are intertwined. The Delaware Gazette was founded in 1818 by two ministers and was initially known as the Delaware Gazette & Religious Informer. In 1821, the company was sold to Ezra Griswold who absorbed the paper into the Delaware Patron & Franklin Chronicle. Mr. Griswold's office was initially located at 21 North Sandusky Street (currently, the Delaware County Board of Realtors). In 1822, he moved his office to 26 North Sandusky Street (currently, Work of Art studio) and then further north across the street from the County Courthouse in 1824 (address unknown).

**21 and 26 North Sandusky Street – 2018**



In 1834, the paper was bought by a man named George Sharp, who renamed it the Olentangy Gazette. He also hired a man named Abram Thompson to help him run the paper. In 1855, Mr. Thompson acquired the company and renamed it the Delaware Gazette. At an undisclosed date, the paper briefly moved to a building somewhere near the intersection of North Sandusky and Winter Street. The exact building and date are not known. In 1868, the paper was moved to 12 North Sandusky Street (currently, The Greater Gouda and the Democratic Party of Delaware Headquarters) where it remained for 83 years until 1951.

**The Gazette Printing House During The Great Flood of 1913**

**Currently 12 & 16 North Sandusky Street**



**Buildings Across from Courthouse and 12 & 16 North Sandusky Street – Present Day**



In 1941, the Delaware Gazette developed plans to construct a new building for their offices. However, construction was postponed indefinitely after World War II began. During the war, the Gazette purchased the vacant lot adjoining and to the east of 20 East William Street from Mrs. Blanche Fawcett. Mrs. Fawcett owned and operated the funeral home established in the late 1880s by Mr. Edwin D. Sheets, the county's first licensed embalmer, in the building at 20 East William Street (currently, the former City Engineering Building). The lot appears to have been vacant since the late 19<sup>th</sup> century, based upon a review of Sanborn fire insurance maps. In 1951, the building was completed and the Delaware Gazette moved into the new facility.

Three generations of the Thomson Family, the newspaper's owners at the time, broke ground on this site early in May 1950. With its brick construction and limestone features designed by the firm of Benham, Richards, & Armstrong, "Its architecture is similar to that of the city hall, its neighbor to the west," announced an article in the Gazette. By 1951, the two-story brick 7,323 square foot building was finally completed, and the Delaware Gazette moved into their new facility, which held its offices, printing presses, and a loading dock, with much local celebration.

In 2004, the Gazette was purchased by the Brown Publishing Company, but continued to operate out of the same building, ending the publication's reign as the oldest continuously-owned family newspaper in the nation. In 2005, ownership of the building was transferred to Sodalis (a real estate company) and then to CRJ Investments (a financial planning firm) in 2008. Both companies were owned by the Brown Family. The Gazette continued to operate at the building during this time, despite the changes in ownership.

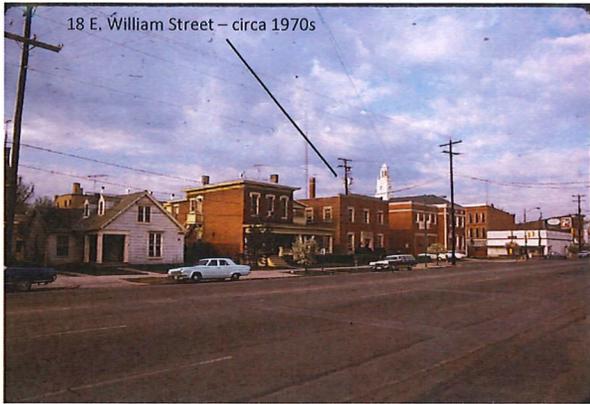
In 2010, Brown Publishing Co. filed for bankruptcy before being acquired by Ohio Community Media LLC that same year. This purchase did not include the Gazette Building, which continued to be owned by CRJ Investments. This prompted the Gazette to move to its current location at 40 North Sandusky Street, at the southwest corner of North Sandusky Street and East Winter Street, in 2011.

**Current Location of The Delaware Gazette – 40 North Sandusky Street**



In 2013, the former Gazette Building was put up for auction and purchased by the City of Delaware. The City of Delaware has partnered with COhatch to develop the first floor and lower level as a co-working facility. This will allow the City to have marketable modern communal office spaces for small companies.

**18 East William Street – c 1970s and 2016**

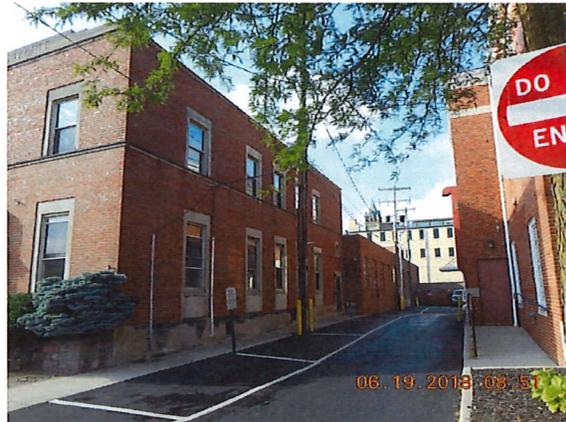


**The Delaware Gazette Building – 2018**

**North-Front**



**West-Side**



**East-Side**



**South-Rear**



The Applicant is dedicated to making the building as appealing and historically complementary as possible. A number of items are considered maintenance and repair and ADA items, while other project components are presented for HPC's consideration and design review approval:

**1) Brick and Limestone Cleaning and Repair:**

All brick and limestone surfaces on all elevations will be cleaned. Two different gentle cleaners will be used. These will be applied with a low pressure sprayer, and then rinsed with a low psi hot water pressure wash system. This method is in compliance with the Architectural Standards. After cleaning, damaged areas and worn mortar on all elevations will be tuckpointed as needed.

**2) ADA Entrance:**

An ADA entrance will be created at the rear southeast entrance. An ADA wheelchair lift will be installed. If this concept is approved, the unit will be installed on the west wall of the entrance area. The Applicant will coordinate with Staff and Chief Building Official on final specifications and design.

**Rear Southeast Elevation**



**3) West Side Utilities Relocation:**

The City of Delaware intends to move all utilities on the west side of the building underground.

**West Elevation**



**4) Entry Doors:**

All seven (7) entry doors will be repaired and repainted. The front, rear, and west side entry doors into the facility will have key card access. The front and west doors will be painted SW7048 Urban Bronze (warm dark gray similar to front patio metalwork). The rear east entrance will be the Member Entrance and will be painted SW6725 Pickle (COhatch brand color of green).

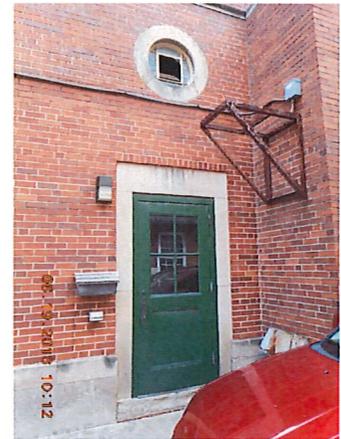
Front Entry



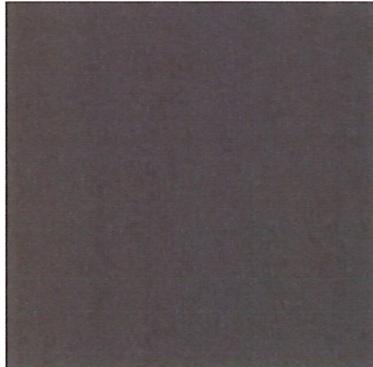
Rear Entry



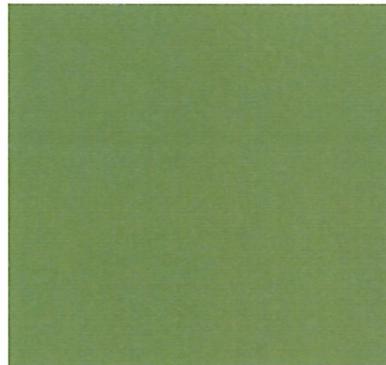
West Entry



SW7048 Urban Bronze



SW6725 Pickle



On the east side of the building, the former loading dock door will be removed and a clear glass sliding, folding, or double-door installed for an open-air feel in the rear of the facility. The frame color will more than likely be black to match the windows.

East Former Loading Dock Door



An unused single entry door and an unused double-door entry with a transom window were unentombed; both were covered with drywall on the interior. The doors will remain intact, but will be made to be non-functioning and stationary to preserve their historic appearance. The color will more than likely be black to match the windows; the final determination is needed from the Applicant.

**East Unused Single Entry Door and Double-Entry Door**



A second floor service entry door at the roof level will be used for rooftop maintenance. The color will more than likely be black to match the windows.

**Second Floor Entry Door**



**5) Window Replacement:**

There are forty-five (45) window openings in this building. The metal-framed windows are presumed to be original, but most are defective and not weathertight. A number of windows in the front portion of the building have been replaced over the years with modern material double-hung windows, which are also no longer weathertight. All existing windows will be replaced with wood aluminum-clad windows, except for the circular window above the west entry door, which will be repaired. Additionally, two windows that were unentombed on the west rear elevation will be re-instated with the same new window type; both window openings were covered with drywall on the interior. The proposed windows are Marvin Integrity windows in the exterior color of black. Based on the information provided, the window design, materials, and color will comply with the Standards.

**West Entry Circular Window**



**West Rear Elevation Entombed Window Openings**



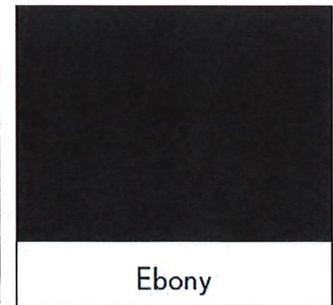
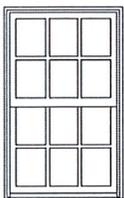
The Applicant needs to clarify that any window opening that does not support a double-hung window unit may be a sliding or stationary window with divides. All windows, except stationary, will have matching full screens of charcoal colored fiberglass (non-corrosive) screen cloth. All new windows will have interior/exterior simulated divided lights with spacer bars, 7/8" thick, and will appear from the exterior as true divides. The window style is intended to match the look of the adjacent City Hall building, which are nine-over-nine, six-over-six, etc. window sashes, depending on the size of the window openings.

**Proposed Window Replacement Style and Exterior Aluminum Cladding Color**

**Window replacement style**

Window style to match historic look of the City Building with multipane frame

COhatch Window color: Black



**Window Locations**

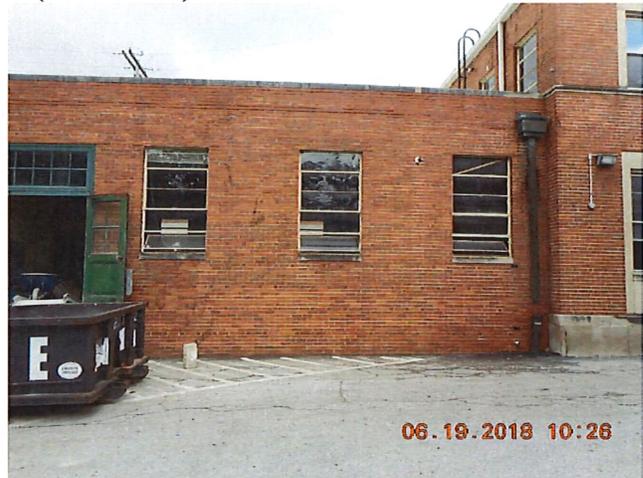
**Front – North Elevation (5 Windows)**



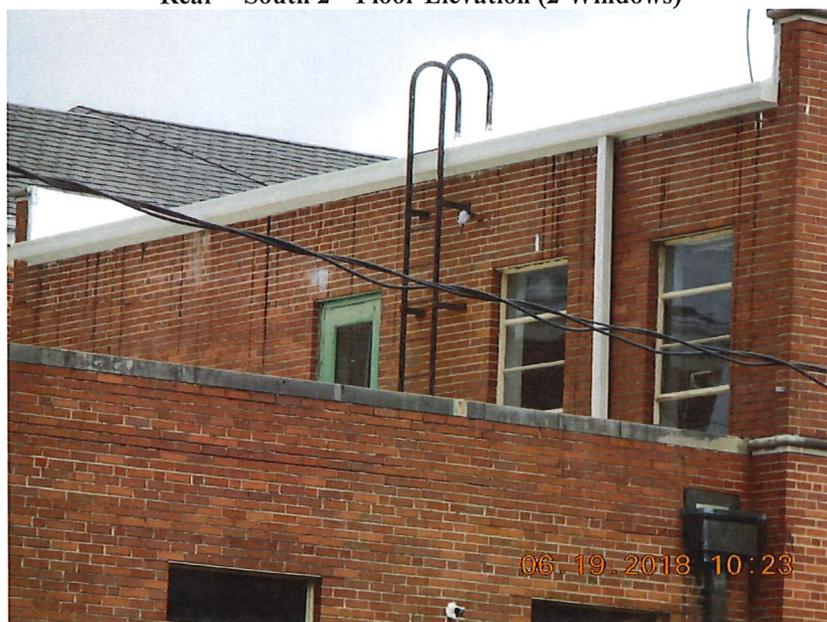
**Side - West Elevation (18 Windows)**



Side - East Elevation (20 Windows)



Rear - South 2<sup>nd</sup> Floor Elevation (2 Windows)

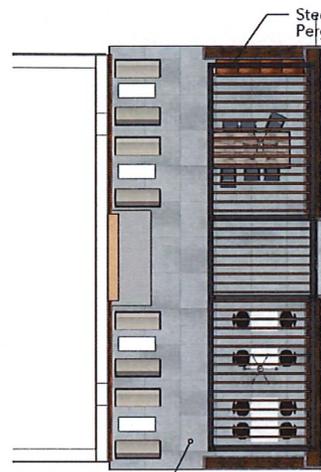


**6) Front Patio Design and Signage:**

The Applicant is presenting two design sets (Option 1 and Option 2) depicting the patio design and related signage for HPC's consideration. The patio space is on private property and will not infringe on the public right-of-way. The first sheet depicts a birdseye view of the proposed design. The second sheet details patio materials and signage.

**Option 1**

\*Furniture is shown as a placeholder only



Floor Plan



Birdseye

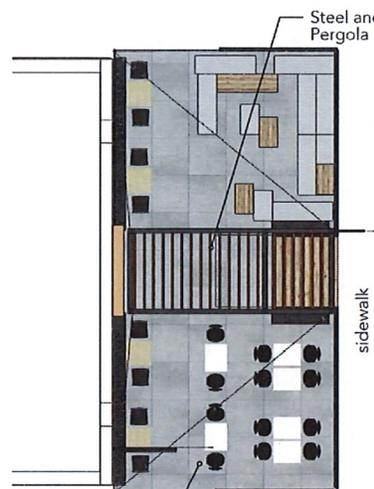
**Option 1**

\*Furniture is shown as a placeholder only



### Option 2

\*Furniture is shown as a placeholder only



Floor Plan



Birdseye

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June 14, 2018

### Option 2

\*Furniture is shown as a placeholder only



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June 14, 2018

Staff's conceptual preference is Option 2. The brown auto-oriented blade (projecting) complies with the Standards in terms of size and colors. Staff feels the green pedestrian-oriented blade (projecting) sign should be eliminated. The sign design could be placed parallel and flush within the upper portion of the pergola entrance. The Applicant indicated the fence design pictured will be changed to vertical runs on the railing to be similar to the fence designs included in the Standards and prevalent on existing downtown historic district patio fences. This design also allows for the addition of umbrellas or coverings for weather protection for the seating areas.

The Applicant indicated all signage will be "front lit" (externally illuminated). This detail will be clarified upon final design.

**7) Rear Southeast ADA Entrance Signage:**

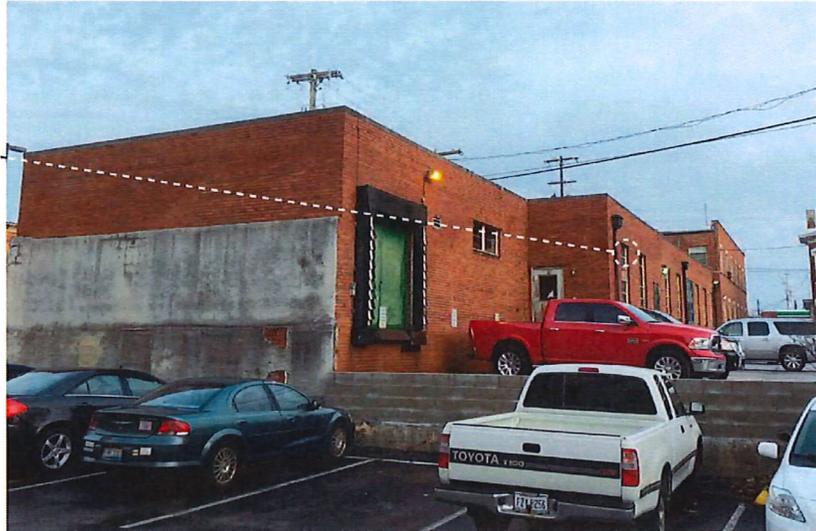
The Applicant proposes a round pedestrian-oriented blade (projecting) sign suspended from the rear southeast wall directing members and disabled individuals to the Members / ADA Entrance. The sign complies with the Standards in terms of size and colors. Staff recommends a directional arrow be included at the bottom of the sign directing individuals to the entrance.

**Signage at rear door (east side)**



Sign located on corner at member entry

Same 2'6" hanging sign at front



**8) West Elevation Signage:**

The Applicant proposes two options for a wall sign on the west elevation of the building, which is visible from the City Hall building parking lot, intended to honor the Delaware Gazette heritage in the COhatch location name, building date, and newspaper reference. The Applicant understands the selected sign design is not to be painted onto the brick nor is an exterior vinyl application to be used; neither comply with the Standards. The sign design would be placed on a sign panel and affixed appropriately to the brick wall.

**Sign Option 1 on West Side**

Painted sign to honor the Gazette heritage in COhatch location name, building date and newspaper reference

- Light grey painted section with painted copy or exterior vinyl



\* This view is in the parking lot of the city building

## Sign Option 2 on West Side

Painted sign to honor the Gazette heritage in COhatch location name and building date

- Light grey painted or applied exterior vinyl



\* This view is in the parking lot of the city building

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June 14, 2018

According to the Standards, this secondary sign shall not exceed a maximum area of 20 square feet, which is one-half square foot per lineal foot of primary building frontage.

The Applicant and the COhatch team look forward to dialogue with the Historic Preservation Commission to help finalize all remaining exterior detail on this project.

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### STAFF ANALYSIS

The Applicant understands all exterior renovations are to be constructed of designs, materials, and a color palette compatible with the existing building, the Architectural Standards, and the historic fabric of the City of Delaware community. The Applicant will need to continue to work with City Staff to achieve compliance with the Standards and applicable building and zoning codes. The site is located on the eastern boundary of the Downtown Historic District in the Transitional Sub-district, a Sub-district intended to maintain the character between the downtown and the surrounding residential neighborhoods. The Applicant is motivated to renovate and occupy a building that has been vacant for approximately ten years on one of the City's major thoroughfares through the downtown and engage in a substantial investment to provide a building that will complement and blend into the City's Historic District and the neighboring Sandusky Street National Register Historic District.

After this Informal Review and HPC recommendations, the Applicant will proceed with final design and re-appear before HPC for final approval. Items not included in this Staff report, such as exterior light fixtures and signage illumination, still need final design determination. If during the course of construction, should changes to the approved design be needed, these would be done through HPC Administrative Review or re-appearance before HPC, as conditions warrant. The City of Delaware is pleased to form this partnership with COhatch in bringing this vibrant addition to the community.

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### **STAFF RECOMMENDATION (HPC 2018-1514 – INFORMAL REVIEW)**

This is an informal review; therefore, no action is necessary. The Applicant and Staff are seeking comment from the Historic Preservation Commission regarding the proposed design concepts for 18 East William Street.

**CASE NUMBER:** 2018-1514 18 East William Street Renovations

**MEETING DATE:** June 27, 2018

**PAGE:** 15 of 15

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**COMMISSION NOTES:**

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*MOTION:*    \_\_\_\_\_ *1<sup>st</sup>*    \_\_\_\_\_ *2<sup>nd</sup>*    *approved*    *denied*    *tabled* \_\_\_\_\_

*CONDITIONS/MISCELLANEOUS:*

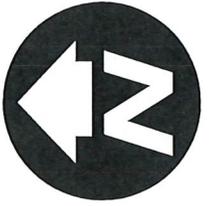
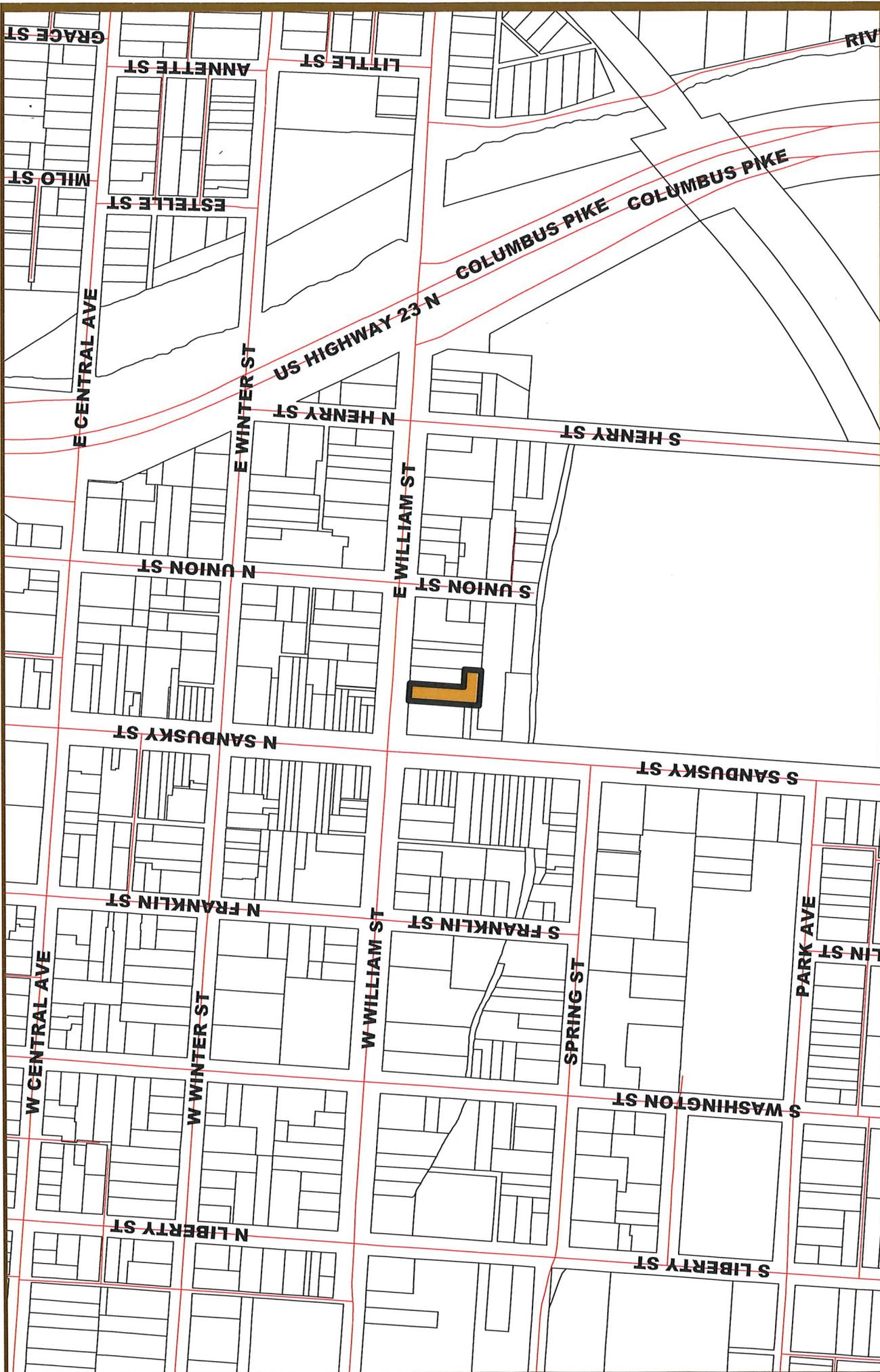
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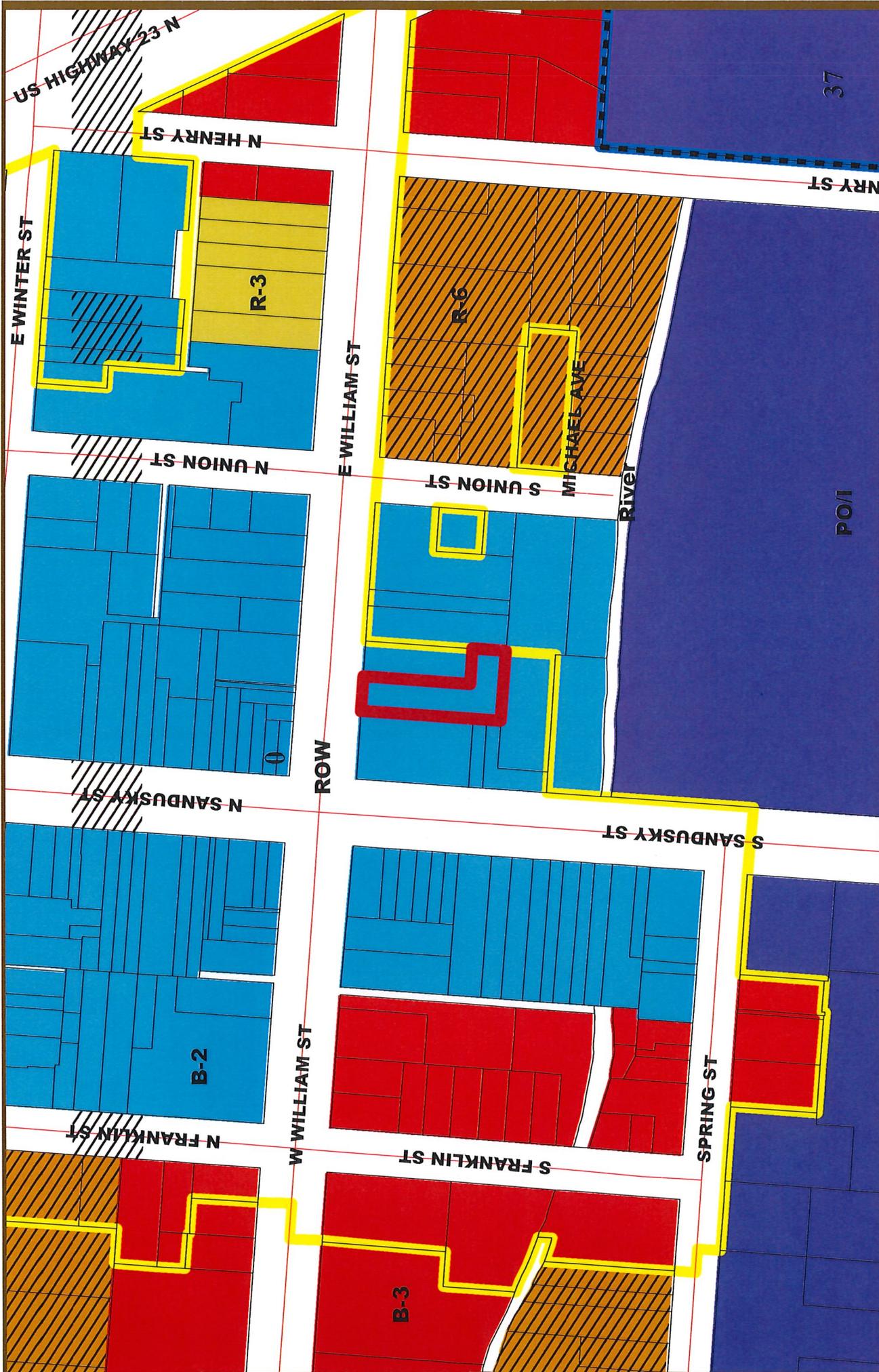
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FILE:                    PLANNING/HPC CASES/2018 CASES/2018-1514\_THE GAZETTE BUILDING RENO  
ORIGINAL:  
REVISED:



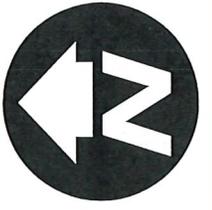
Certificate of Appropriateness – Exterior Renovation  
The Gazette Building – 18 East William Street  
Location Map



Certificate of Appropriateness – Exterior Renovation  
 The Gazette Building – 18 East William Street  
 Zoning Map



Certificate of Appropriateness – Exterior Renovation  
 The Gazette Building – 18 East William Street  
 Historic District Map

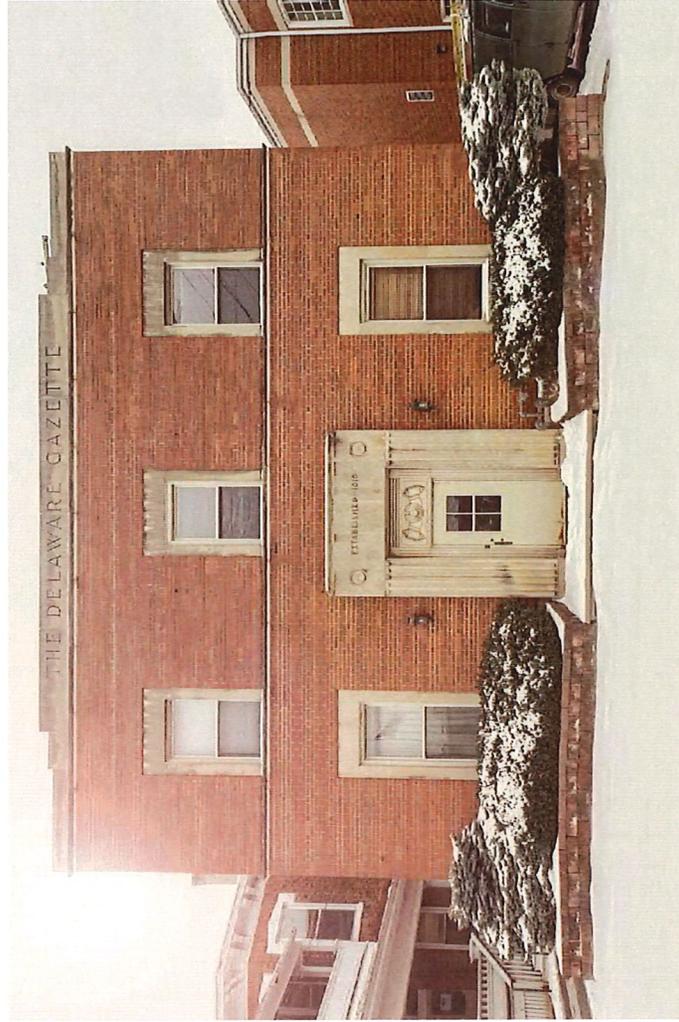


Certificate of Appropriateness – Exterior Renovation  
The Gazette Building – 18 East William Street  
Aerial (2016) Map





Delaware  
Proposed Patio/Signage  
June 14, 2018



# Option 1

\*Furniture is shown as a placeholder only

Steel and Cedar Pergola



Blue Stone Pavers

Floor Plan



Birdseye

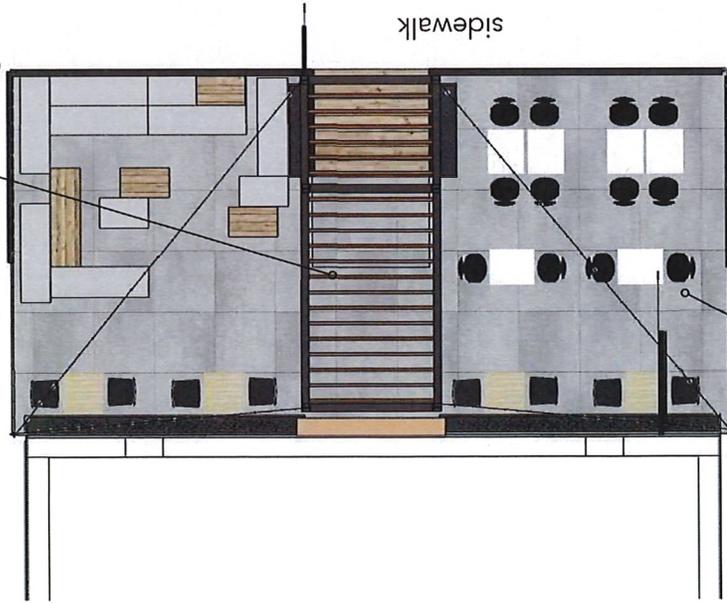
# Option 1

\*Furniture is shown as a placeholder only



# Option 2

Steel and Cedar Pergola



Blue Stone Pavers

Floor Plan

\*Furniture is shown as a placeholder only

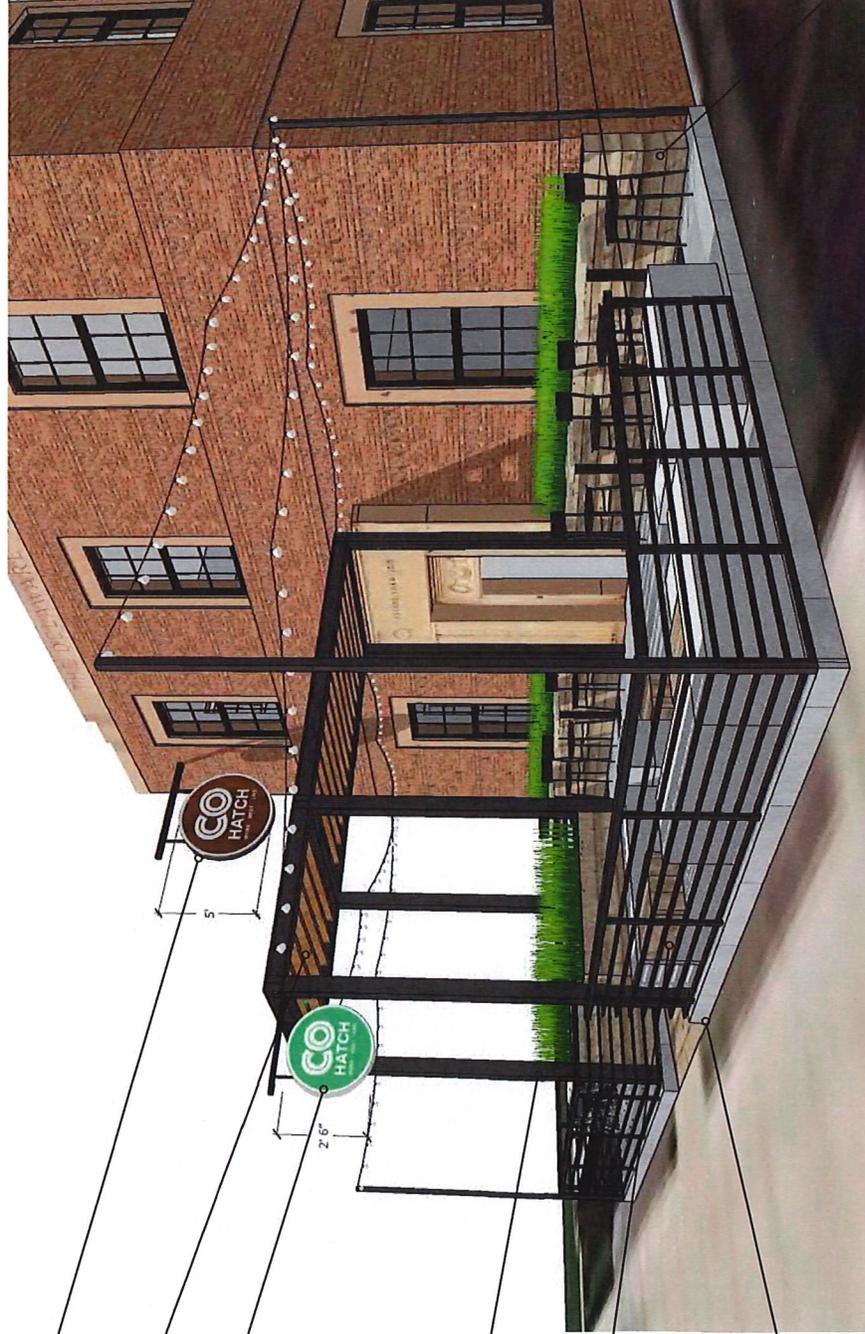


Birdseye

June 14, 2018

## Option 2

\*Furniture is shown as a placeholder only



Auto-oriented blade sign

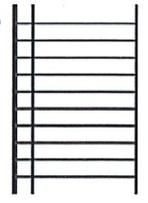
Cedar 2 x 6 planks

Pedestrian-oriented blade sign

Steel I-beams

Mix of concrete and cedar cube benches

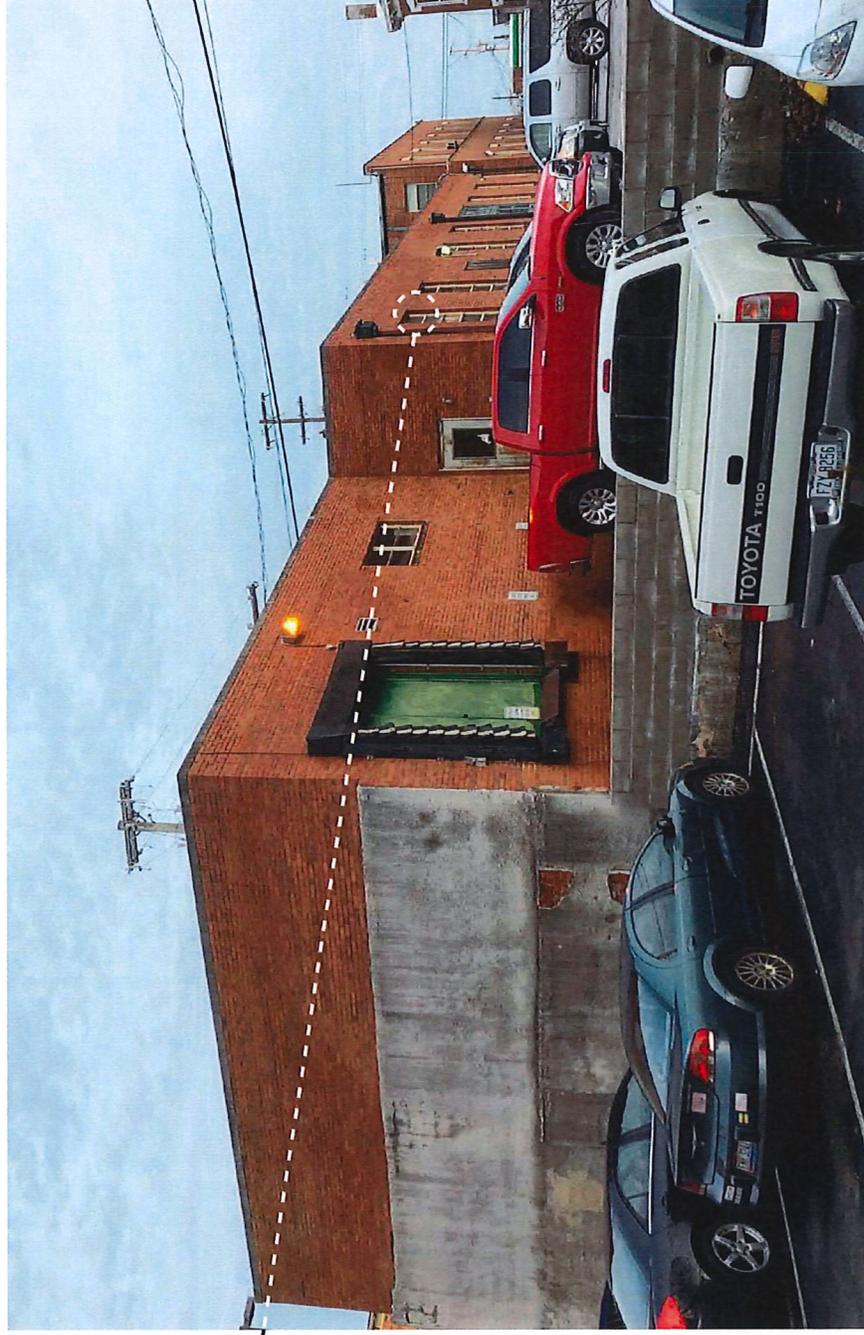
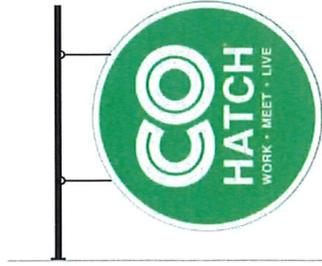
Patio elevated 6" (with 6' entry ramp)



Steel fence detail to resemble this historical style from Architectural Standards

Cedar planter boxes

## Signage at rear door (east side)



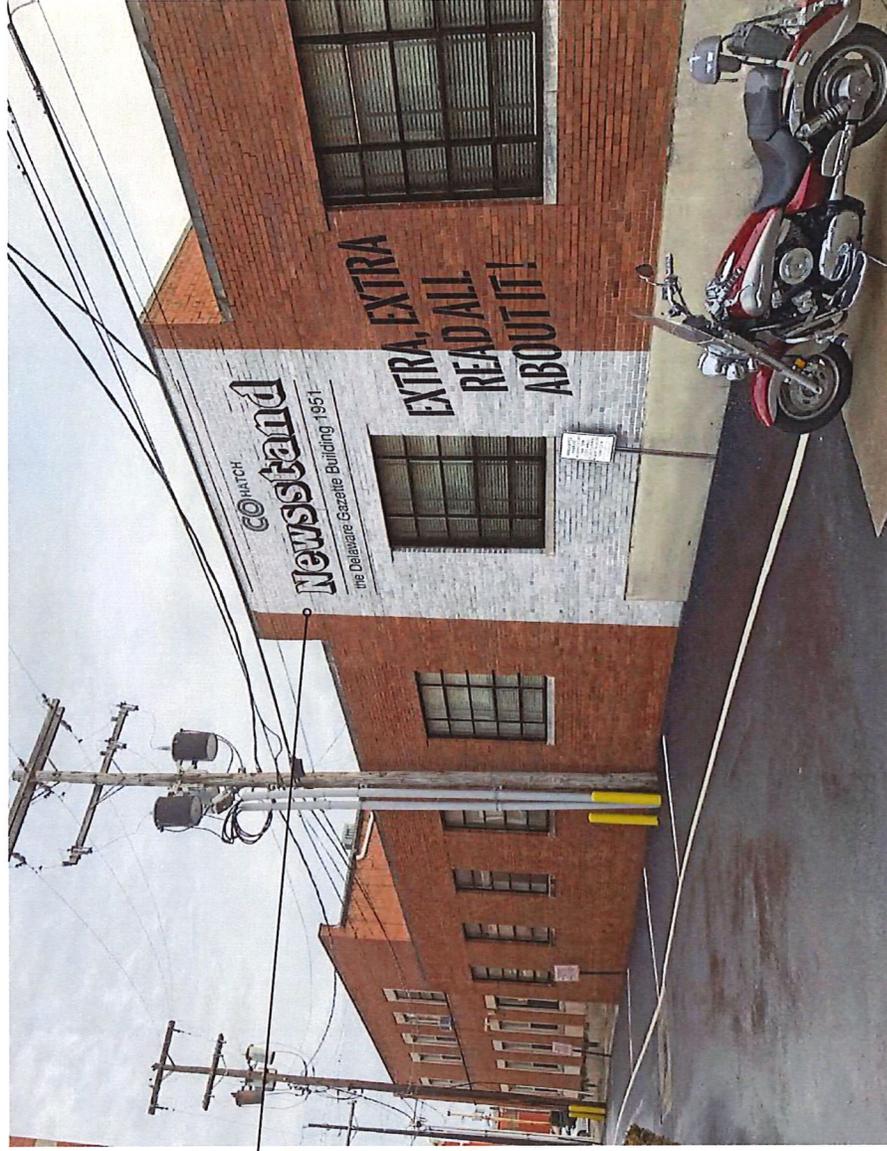
Sign located on corner at member entry

Same 2'6" hanging sign at front

## Sign Option 1 on West Side

Painted sign to honor the Gazette heritage in COhatch location name, building date and newspaper reference

- Light grey painted section with painted copy or exterior vinyl

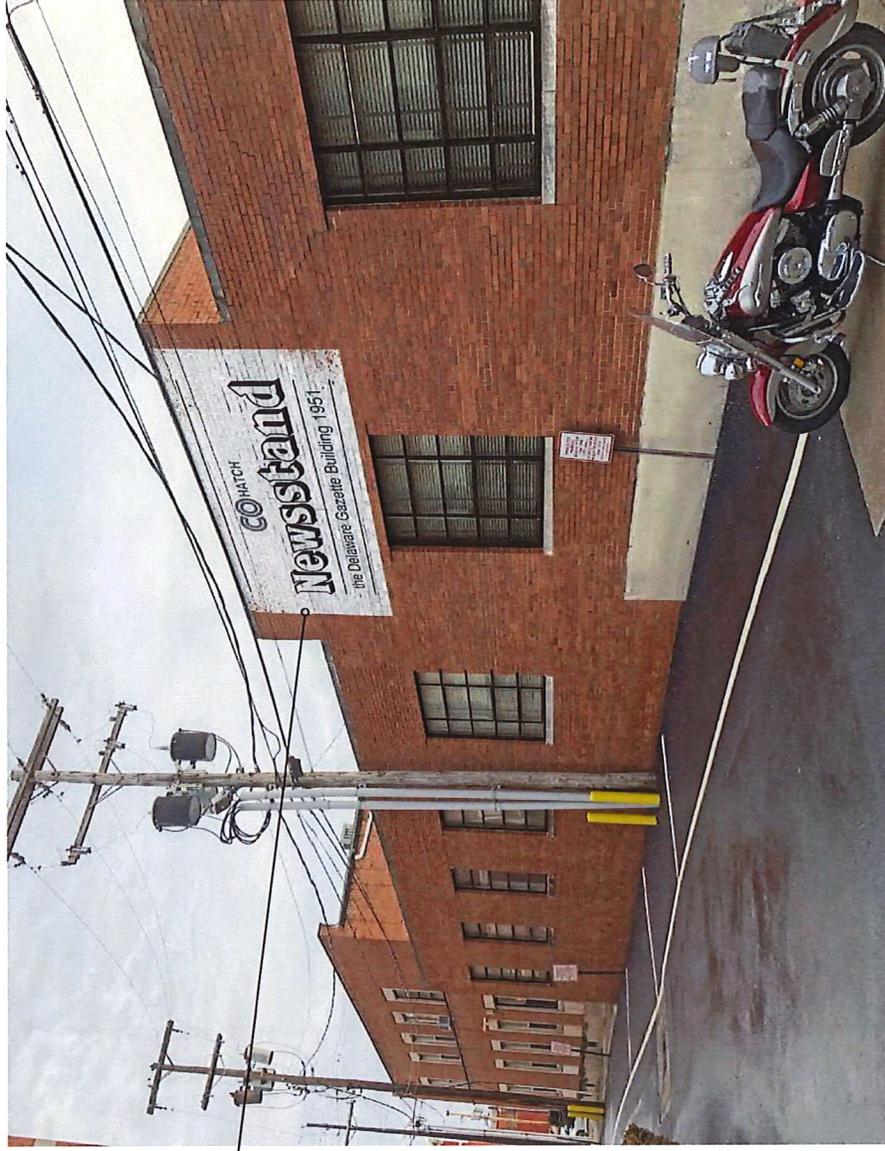


\* This view is in the parking lot of the city building

## Sign Option 2 on West Side

Painted sign to honor the Gazette heritage in COhatch location name and building date

- Light grey painted or applied exterior vinyl

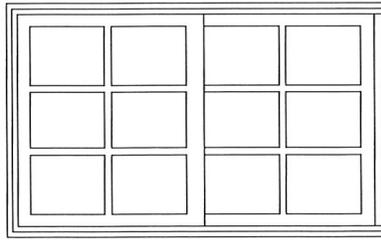


\* This view is in the parking lot of the city building

# Window replacement style

Window style to match historic look of the City Building with multipane frame

COhatch Window color: Black





CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:

2018-1514

Certificate of Appropriateness Application

Historic Subdistrict  Downtown Core  Residential  Transitional

Address 18 E. William St.

Business name COhatch / Delaware Community Space LLC.

Applicant Name/Contact Person Matt Davis Phone (614) 738. 3250

Address 4620 Hickory Rock Dr., Powell, OH 43065

Email Matt@cohatch.com

\*if the Applicant is not the owner of the property, the Property Owner is required to sign the application to authorize proposed changes.

Property Owner City of Delaware Phone (740) 203. 1010

Address 1 S. Sandusky St.

Email jwalker@delaware.ohio.net

Project Type

- Signs, Graphics or Awnings
- Demolition Permit(s)
- Other
- New Construction
- Exterior Building/Site Alterations (specify):

Work Description (please type or print legibly)

Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

Addition of patio with structure and signage.  
See attached pages for additional drawings including materials & colors.

**Materials to submit with application:** 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

- \*Check made payable to the City of Delaware in the amount of \$50.00
- \*Legible Photographs, digital copies or copied from a negative, not photocopied
- \*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified
- \*Material samples/manufacturers brochures which show/describe materials to be used
- \*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections
- \*Interior floor plans, where appropriate

Variance Explanations: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

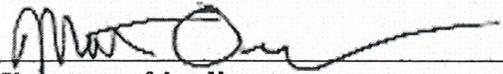
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable alternative exists;
- o The property has little or no historical or architectural significance;
- o The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines; or
- o No reasonable means of saving the property from deterioration, demolition, or collapse exists.

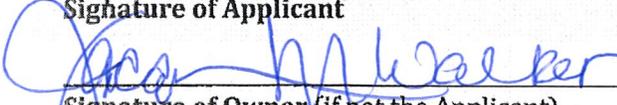
**Deadline:** Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

**Public Notification:** Staff will notify property owners within 150' of the site as required.

**Meeting Date/Time:** 4<sup>th</sup> Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

\*Please Note the Commission might table the application if the applicant is not present to answer questions.

  
\_\_\_\_\_  
Signature of Applicant Date June 14, 2018

  
\_\_\_\_\_  
Signature of Owner (if not the Applicant) Date June 21, 2018  
*Jacqueline M. Walker, Assistant City Manager  
City of Delaware*

Application Fee \$50.00 Fees Received \$      Received by      Date